

Hilton Zoning Board of Appeals
Meeting Minutes of December 8th, 2020
Approved

ZBA Member's Present: Chairman Kim Fay, Murray Weaver, Pat Hollenbeck, Shelly Kordish, Harry Reiter, and Linda Viney (alternate)

Village Board Present: Mayor Joe Lee and Village Board Liaison; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco, Village Manager/Clerk; Shari Pearce, Deputy Clerk; Amy Harter and Recording Secretary; Debbie Jones

Guests: Louie Hauck, Ed Mascadri, Kayleigh Longinotti, Lino Presutti, Sandy Tenny, Jim Tenny, Sherman, Gittens, David Willard, Thomas Palumbo. Via Zoom – Maureen Spindler, Richard Holden, Shannon Zabelny and Angela Eicholtz

Chairman Kim Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

MINUTES:

Member Kordish made the motion to accept the November 10th, 2020 Zoning Board of Appeals meeting minutes, seconded by **Member Weaver**, and approved 5-0.

REPORTS:

Village Board Liaison Larry Speer	Gave his report
Mayor Joe Lee	Gave his report
Code Enforcement Officer Mark Mazzucco	Gave his report

Chairman Kim Fay opened the public hearing at 6:42 p.m.

Member Weaver read the Explanation of the Zoning Board of Appeals procedure.

ZONING SEGMENT – 1 VERNEY DR. – CONDITIONAL USE PERMIT

Application of Kayleigh Longinotti for the property located at 1 Verney Drive for Conditional Use Permit for an in-home Business (Licensed kitchen/bakery) per section 275-13B (3). This property is Zoned Residential.

Ms. Longinotti stated she has done at home baking for about 3 years, but she has many restrictions (e.g., shipping, obtaining supplies, etc.). She wants to put a kitchen in the basement so she can expand her business.

BOARD COMMENT/QUESTIONS:

Chairman Fay asked Code Enforcement Officer, Mark Mazzucco if he wanted to share any insight on this. Mr. Mazzucco stated he checked with the State of New York and Ms. Longinotti is licensed as a Home Processor, falls under the Cottage Law of NYS.

Member Weaver asked Ms. Longinotti how much business she generates? Ms. Longinotti stated she is very busy; she has had to turn down orders. Member Weaver asked about working hours and traffic flow. She stated the business would operate during the day and would not generate any increase traffic flow to the neighborhood.

Member Holenbeck asked when she expands how does she expect to receive her supplied? Ms. Longinotti stated she buys directly from grocery stores. Member Holenbeck asked her what other steps she needs to take to get started? Ms. Longinotti stated if she receives this approval, she needs to take the County Food Handler Course and the County Health Department needs to inspect her kitchen/facility. They would also like to get immediately started on building the kitchen in the basement.

Member Reiter – No Comment

Member Kordish – No Comment

PUBLIC COMMENT: Opened at 6:51 p.m.

Jim and Sandy Tenny, 176 Raintree Lane both are concerned about the increase in traffic. Both stated this area is a high traffic area with parking on the street even when there should not be. Ms. Longinotti states there should not be any increase in traffic and is aware of the traffic and parking issues in that area. Mr. Presutti stated he will be able to take orders with him to work for customers to pick up there as well.

PUBLIC COMMENT: Closed at 6:53 p.m.

Member Fay made the motion to accept application of Kayleigh Longinotti for the property located at 1 Verney Drive for Conditional Use Permit for an in-home Business (Licensed kitchen/bakery) per section 275-13B (3). This property is Zoned Residential. The Board placed the following condition on this application:

- This Conditional Use Permit will be reviewed in one (1) year.

Seconded by **Member Weaver**, motion accepted 5-0.

PLANNING SEGMENT – 49 RAILROAD AVE. – SITE PLAN REVIEW

Application of Edward Mascadri for the property located at 49 Railroad Avenue for Site Plan Review.

Edward Mascadri stated they have installed a new roof on the building and their goal now is to work on the outside of the building which includes Board & Batten siding, new gutters, new doors, windows and to install the fenced in play area which will be approximately 20'x30'. The play area will come off the south end of the building, butting up against the Hilton Baptist Church property. Mr. Mascadri stated there will be 8 infants and approximately 20-22 other children in the building. Mr. Mascadri is following all the guidelines set forth by OCFS (Office of Children and Family Services).

Code Enforcement Officer, Mark Mazzucco matter is exempt from Monroe County DRC review Per Intermunicipal Agreement and Schedule A exemptions. This is a SEQR Type II Action with no further review required.

Member Reiter made the motion to accept the Site Plan application of Edward Mascadri for the property located at 49 Railroad Avenue, seconded by **Member Weaver**, approved 4-0-1 (**Member Kordish abstained**).

PLANNING SEGMENT – PRELIMINARY SITE PLAN REVIEW– 169/171 LAKE AVENUE

The application of Providence Housing Development Company for Preliminary (Providence) for Preliminary Site Plan review for properties located at 169/171 Lake Avenue.

Tom Palumbo from Stantec presented architectural renderings of the land and building. Mr. Palumbo stated regarding the Community Services building (old Church) there will be a small addition for an elevator onto the SW corner of the building, 17 parking spaces, landscaping around the building. The basement of the building will stay as is and there is a loft inside that will probably be used as storage. With that being said, they will only be using the first floor of the church. The exterior of the building will remain as is, maybe some fresh paint or wash. The plan for this building is to have programs for 40-50 people. It would be for the Community not just for the residents of the Providence Housing Facility.

There are still many concerns regarding the drainage to the North from this project as Providence will be tying into the storm sewer.

Robert Holden, 27 Peach Blossom Rd. S joined the meeting via Zoom states when there is a consistent rain, Peach Blossom Rd. S floods for a couple of hours and is impassable. Mr. Holden questions the capability of the storm sewers being able to maintain the influx of this new project. Maureen Spindler, 175 Lake Ave joined the meeting via Zoom presented a picture over Zoom that shows the St. Leo's property and how it slopes to the North.

Member Reiter is not satisfied to this point that the drainage issue that affects the neighbors to the north, specifically Peach Blossom S is being considered.

Robert Holden wants to make sure if there is any overflow of parking from the new facility, those vehicles will not be using the St. Leo's Church parking lot. Mr. Holden would like to also go on record stating the exterior of the old Church needs repairs.

Member Holenbeck asked if the dumpsters would be in enclosed, the answer was yes.

The Zoning Board would like to see a swale or something to divert the water away from those neighbors to the north.

The applicant (Providence/St. Leo's) has no desire to change the driveway to divert the water, it will go into the storm sewer. Tom Palumbo stated they are currently looking at one pond with the possibility of another pond.

Dave Willard and Sherman Gittens from MRB both spoke on the stormwater issue. MRB will take a close look at infiltration, calculations, etc. They will have a more formalized SWPPP. Tonight's presentation is the pre-liminary site plan.

The Village of Hilton Zoning Board of Appeals has reviewed the SEQR Full Environmental Assessment Form (EAF) prepared by Stantec for the Applicant – Providence Housing and has determined that said Action is classified as an Unlisted Action under the State Environmental Quality Review (SEQR) Regulations, therefore; has declared the Village of Hilton Zoning Board of Appeals lead agency for this Action. Motion made by **Member Kordish**, seconded by **Member Holenbeck**, approved 5-0

DATES:

Next Scheduled Meeting	Tuesday, January 12 th , 2021 or Tuesday, January 26, 2021
Public Agenda Deadline	Tuesday, December 29, 2020

There being no further business, **Member Reiter** made the motion to adjourn the meeting at 8:28 p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary